



HUNTERS[®]
HERE TO GET *you* THERE

 4  1  2  **HUNTERS**[®]

Kingswood Close, New Malden

Asking Price £830,000

HUNTERS[®]
HERE TO GET *you* THERE

Hunters proudly presents this four-bedroom detached family home, ideally positioned in the sought-after area of New Malden. The property offers a bright and spacious living area, filled with natural light and adorned with an exquisite fireplace. The separate, fully equipped kitchen provides easy garden access through a side door. Additionally, there is a conservatory, serving as supplementary storage space. The ground floor also includes a bedroom suitable for a home office, along with a convenient WC.

Ascending to the upper level, you will discover four well proportioned bedrooms and a family bathroom. To the rear of the house there is a spacious, well maintained private garden complete with outdoor storage facilities.

The house is situated in close proximity to local amenities and offers excellent transportation connections.

Viewings are highly recommended.

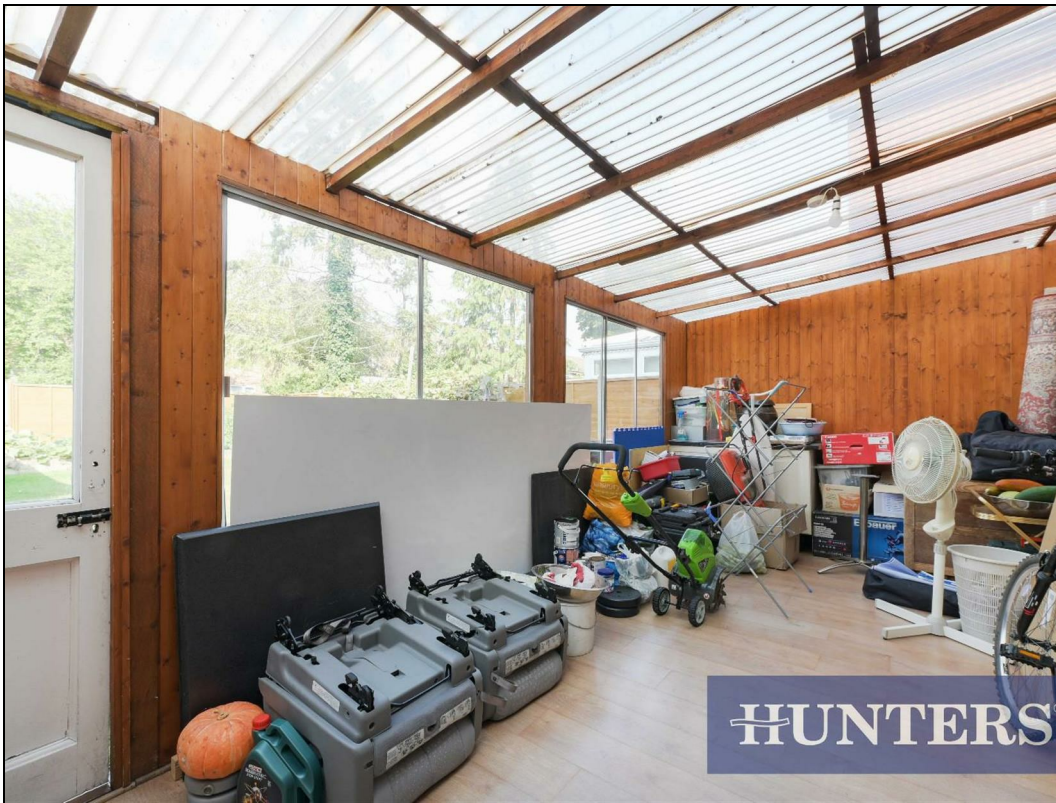
94 Central Road, Worcester Park, London, KT4 8HU | 0208 432 2347
worcesterpark@hunters.com | www.hunters.com



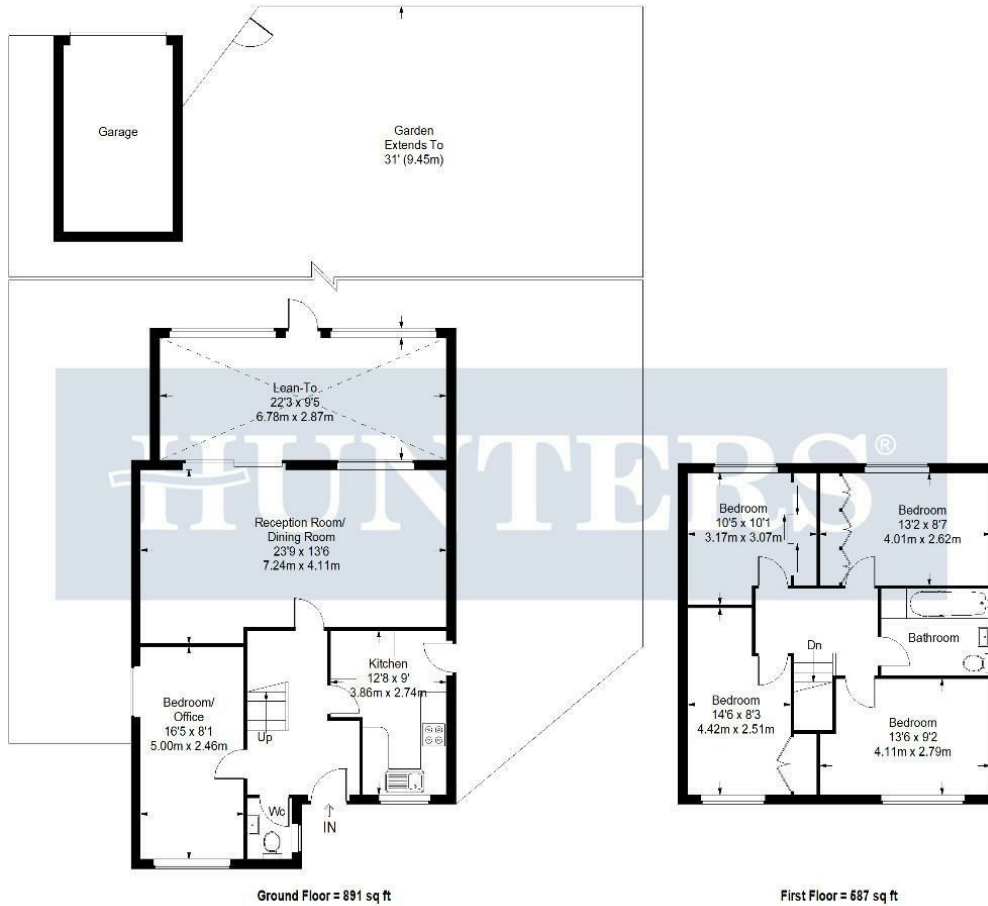
KEY FEATURES

- Detached Home
- Four Bedrooms
- Home Office
- Conservatory
- Private Garden
 - Garage
- Close to Local Amenities
- Excellent Transportation Links
- Viewings are Highly Recommended



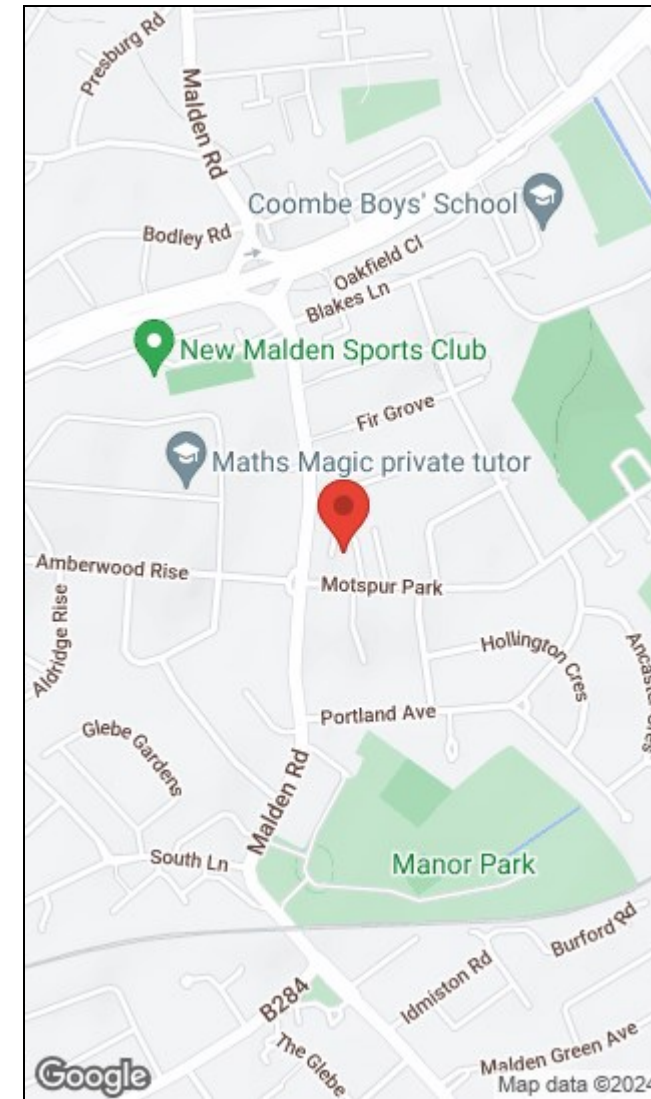


Kingswood Close



Approximate Gross Internal Area
 GROUND FLOOR = 891 sq ft / 82.77 sq m
 FIRST FLOOR = 687 sq ft / 64.53 sq m
 Total = 1478 sq ft / 137.31 sq m

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID357409)



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
		76	
		31	
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC

94 Central Road, Worcester Park, London, KT4 8HU | 0208 432 2347
 worcesterpark@hunters.com | www.hunters.com



This Hunters business is independently owned and operated by Worcester Park Property Ltd | Registered Address: 94 Central Road, Worcester Park, KT4 8HU | Registered Number: 10390755 England and Wales | VAT No: 259 3752 69 with the written consent of Hunters Franchising Limited.